

Subject: Re: Emrani Properties
From: Ellen Riotto <ellen@southpark.la>
Date: 05/19/2017 12:31 AM
To: Tara Devine <tara@devine-strategies.com>
CC: Robert Buente <bbuente@1010dev.org>

Just sent the response to him and CC'd you

Ellen Riotto
Interim Executive Director
South Park BID
1100 S Flower St, Suite #3400, Los Angeles, CA 90015
o. 213-663-1112
c. 401-439-8147
24/7: 866-560-9346
Sent from my iPhone

On May 19, 2017, at 12:10 AM, Ellen Riotto <ellen@southpark.la <mailto:ellen@southpark.la>>
> wrote:

Thanks Tara

I think bc I told Brian he'd receive an answer from you today, it's best that you send him the email you just shared w me and Bob. It answers the question, as I understand it. However I don't think they'll be happy to hear it. I'll follow up with your email to Brian (please keep me CC'd) and will let him know that I'll reach out first thing tomorrow AM.

Thanks

Ellen

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On May 18, 2017, at 11:59 PM, Tara Devine <tara@devine-strategies.com
<<mailto:tara@devine-strategies.com>> > wrote:

Ellen: I noticed you connected me to Brian.

I can send him the answer I just sent you/Bob, or you may forward it.

Does my answer accurately reflect their questions/concerns as you

understand them?

On Thu, May 18, 2017 at 11:54 PM, Tara Devine <tara@devine-strategies.com> <<mailto:tara@devine-strategies.com>> > wrote:

Thanks for your patience. The question wasn't explicit, but here's what I think was implied.

If I understand the question correctly as:
If a property (recorded as residential condos) is operated as apartments, shouldn't it (or can't it) be assessed like commercial buildings rather than condominiums?

...then the answer is:
We cannot assess condos as apartments (even if they are operated as such) because each condo unit is a separate freestanding parcel in the eyes of the County (and City) with each being levied their own property taxes (and assessments) and being billed individually, regardless of who owns them. The BIDs Management District Plan (MDP) and Engineer's report (ER) very clearly establish one rate for residential condominiums and one rate for commercial buildings (which include apartments.) Once a property records their residential condo subdivision, we assess the property at the residential condo rate, and cannot assess it at the commercial (apartment) rate.

A residential condo does not, persay, have a "lot" or "frontage," which is why we assess on unit SF alone. And each res condo unit receives an individual property tax bill (including any assessment.) On the other hand, an apartment building (i.e. not subdivided) is a single parcel, receiving a single property tax bill (except in rare instances where the building straddles a parcel line, in which case the bldg SF is allocated either to one parcel, or among the parcels.) Such a parcel has a "lot" and "frontage" in addition to its bldg SF - which is why we assess these parcels on a combination of bldg, lot and frontage.

On Thu, May 18, 2017 at 3:15 PM, Ellen Riotto <ellen@southpark.la> <<mailto:ellen@southpark.la>> > wrote:

Hi Tara,

The Emrani family owns 3 LLCs in the district:

VENICE INVESTMENTS GROUP LLC

PACKARD COMMERCIAL LLC

HOPE ENTERPRISES LLC

They are being charged at the condo rate, but they operate their units as apartments. They would like to arrange a call with you today – do you have availability?

Thank you in advance,

Ellen

Ellen Riotto

Interim Executive Director

South Park Business Improvement District

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